

COUNTY OF YORK

MEMORANDUM

DATE: November 6, 2003 (BOS Mtg. 11/18/03)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Zoning Ordinance Text Amendment – Performance Standards for Auto Related Commercial Uses

As a result of the report and recommendations of the Route 17 Revitalization Committee, the Board has discussed the possibility of establishing special use permit review requirements for certain automobile-related uses and accompanying performance standards intended to preserve the economic vitality of the Route 17 and other commercial corridors. In response to this discussion, staff has prepared a draft of potential amendments that would accomplish the following:

- Require Special Use Permits for all Convenience Stores, Gas Stations, Car Washes and Used Car Sales establishments;
- Establish requirements for the removal of tanks, pump islands, canopies, etc. associated with gas stations or car washes that have been inactive/out of business for more than nine (9) consecutive months;
- Clarify the setback and screening requirements for vehicular use areas on commercial development sites;
- Clarify and strengthen the requirements pertaining to lighting and signage on gasoline station canopies and the screening of vehicle bays at auto-related uses.

I believe that these potential amendments are worthy of discussion and consideration in light of the recommendations made by the Route 17 Revitalization Committee and that their application should not be restricted to Route 17 alone. Therefore, I recommend adoption of the attached resolution to formally sponsor a Zoning Ordinance text amendment application and refer it to the Planning Commission for consideration.

Carter/3337:jmc

Attachment: Proposed Resolution No. R03-185